

LUDGERSHALL TOWN COUNCIL



Minutes of the Planning meeting held on 22nd April 2021 remotely using Microsoft Teams at 6.30pm.

Present: Cllr P Burgon (Chairman), Cllr J White, Cllr M Giles, Cllr C Giles

Joined meeting at 7pm: Cllr V Dixon & Cllr CA Moore

Public: no members of the public attended

AGENDA ITEM

044-20/21: 1. Apologies – Cllr B Cordery & Cllr M Williams the Committee resolved to accept these and record under the LGA 1972 Section 99 and Sch 12 para 40.

045-20/21: 2. Declaration of Interest – none.

046-20/21: 3. Planning Applications –

- a) *21/02122/REM* – All outstanding Reserved Matters relating to E/11/0001/OUT (Outline Planning Application for the redevelopment of the site for a phased residential development (Class C3) with primary access from A342) i.e. layout, scale, appearance and landscaping at Drummond Park, Ludgershall, SP11 9RT. The Committee discussed fully and noted that firstly the total number of properties being built has been reduced from 475 down to 412 and by doing so they no longer have to contribute for Primary Education under the S106 agreement. Under the S106 Obligations report, Schedule 1, under the Affordable Housing Section it states that 25% of the 412 units have been allocated for Affordable Housing and this equates to 103 units. The Committee would like to confirm what is meant regarding the split of 40% Social Housing and 60% Affordable Housing as the wording is ambiguous. They wish to clarify that this is a percentage of the 103 units and not the total number of 412 (therefore that 309 units are being built for sale to private individuals). There were also questions raised regarding the need for traffic calming measures specifically along the through road from the roundabout through the estate. LTC would suggest that a roundabout be placed at the crossroads section of the E-W road and N-S link and that something be put in at the other end of the E-W Road to slow traffic down leaving the estate. LTC would also like to know what the road surfaces will be on the Primary, Secondary and Tertiary roads – this needs to be established with Wiltshire Council. No further comments were added, Cllr V Dixon joined the meeting at 7pm along with Cllr CA Moore and both were fully briefed. The Committee agreed in general that they have no major issues with the proposal.
- b) *21/02482/FUL* – proposed First floor side extension to semi-detached house with mansard first floor at 78 Andover Road, Ludgershall, SP11 9NA. The Committee discussed the proposal and as this is being made into a 4-bedroomed property there should be provision for 3 parking spaces (which can include a garage), this is not detailed in the paperwork on the website. The Committee are in favour of the proposal, office to notify Wiltshire Council.

047-20/21: 4. Applications Determined -

- a) *21/01048/FUL* – Proposed external access ramp in lieu of existing stepped access at Ludgershall Health Centre, SP11 9RA. Approved with conditions. No comments were made.

048-20/21: 5. Update on Planning Reform – The Clerk briefed the Committee with the proposed changes that will be coming into effect in due course. Local Plan will change to National Plan and

there will be design lists/codes. There will be 3 areas for Zoning: Growth – in these areas there will be very few restrictions, Renewal – these areas are what LTC look at presently, Protection – LTC will know exactly what will be in these areas in the Spring (it will be around 30% of the land in the UK). CIL and S106 will be replaced with SIL – Single Infrastructure Levy. Monies coming to the Parish/Town councils will come direct not through the unitary council and will range between 15% - 25%, depending on what the Parish council has in place. There is going to be more work for local councils, there will be a shorter time span for decisions, therefore leading to more meetings. (Hence point 6 on the agenda). Design codes will have more weight in the planning system as much as neighbourhood plans, therefore a village design guide is very important for town/parish councils as these will use the design guide/design codes. The Clerk has an example of a well written village design, but this will not include the design codes, as they are not released yet, however, it could be used as a guide moving forward. The Committee discussed and agreed that the Planning Committee should look at the proposed changes and Cllr P Burgon asked that the documents relating to this are circulated to all Committee members and a further meeting can be held to discuss this issue as a sub-Committee.

049-20/21: 6 Future meetings, confirmed dates, discuss – The Clerk put this in as meetings will need to be held more frequently moving forward because decisions will need to be submitted within 2 weeks. The issues are that Face-to-face meetings are having to resume, but there are restrictions on meeting in large groups until after 17th May (all being well) and remote meetings are not permitted after 7th May 2021. It has been suggested to put 2 dates in the calendar per month for Planning Committee meetings and if one isn't needed due to there being no new Applications to be discussed it can be cancelled. The Terms of Reference for this committee will need to be changed to reflect this.

050-20/21: 7. Advance Road Names for new housing estates – The Clerk asked for themes that can be used in future as last time it took over 3 months to get the information to the developer. The Committee discussed and ideas included former Mayors/Chairmen of the Council, flowers (already used in Empress Way), birds, local heroes, textiles, symbols of positivity i.e rainbows, sunshine etc. Cllr M Giles suggested that this is taken to Full Town Council to agree. After that stage there must be a check done that there are no similar road names in Tidworth or Andover and using royal names is very difficult to obtain permission for. Permission is also needed from the families of deceased persons and if someone is alive permission from them is required.

051-20/21: 8. Agenda Points to be discussed for next meeting – The Clerk will send out Change of Use classes by email to all Planning Committee members and this can be discussed at the next meeting. Conservation Area – what is permitted and can LTC get involved?

There being no further business to discuss the meeting ended at 1934hrs.

Signed.....

Date.....